First American Title
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
MEMPHIS, TN 38120

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of April, 2005, by and between Eddie L. Behnam, a married man, party of the first part, and William T. Farquhar and wife, Kristen Farquhar, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 85, on the Plan of Sunset Oaks, Section 4, of record in Plat Book 9700, Page 569, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eddie L. Behnam, married, herein by Warranty Deed dated January 29, 1999 filed for record February 2, 1999 in Book 11322, Page 563, in the Register's Office of Davidson County, Tennessee.

Sadie Behnam, wife of Eddie L. Behnam, joins in this conveyance for the purpose of conveying her marital interest in the subject property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 9700, Page 569, Restrictions of record in Book 9082, Page 567, and By-Laws of record in Book 9082, Page 589, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eddie L. Behnam

Sadie Behnam

Davidson County DEEDWARR
Recvd: 04/13/05 10:56 2 pgs
Fees:13.00 Taxes:839.53

20050413-0041027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Eddie L. Behnam and Sadie Behnam, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of April, 2005.

NOTARY PUBLIC

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires: 7-30-06

Property Owner & Address : William T. Farquhar & Kristen Farquhar
933 Wonderland Pass
Hermitage, TN 37076

Tax Parcel No.: 086-04-0-B-114.00

Property Address: 933 Wonderland Pass
Hermitage, TN 37076

MAIL TAX BILLS TO: Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $226,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of April, 2005.

NOTARY PUBLIC

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

My Commission Expires:

Return To:
First American Title
100 Bluegrass Commons Blvd.
Suite 115
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